

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney
☒ Attorney for: Debtors

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

CASE NO.: 8:19-bk-10198 MW
CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: December 12, 2019

Time: 2:00 p.m.

Location: 411 West Fourth St, Courtroom 6C, Santa Ana, CA 92701

Type of Sale: ☐ Public ☒ Private

Last date to file objections: November 28, 2019

Description of property to be sold: Residential real property located at 4266 Sandburg, Irvine, CA

Terms and conditions of sale: Purchase Price \$825,000
Deposit of \$25,000. Property is sold "as is" subject to the Seller purchasing a new television for the living room; Buyer and Sellers pay own escrow fees; the cost of the owners' title policies shall be paid from the Sellers' proceeds; escrow to close within 45 days from November 8, 2019 or as soon as possible thereafter.

Proposed sale price: \$825,000

Overbid procedure (if any): Only Qualified Bidders may submit an overbid. See Sale Motion filed with Court.

Each bid must be received no later than three business days prior to the hearing. The initial overbid must exceed the Purchase Price by a minimum of \$10,000. Each subsequent bid must be in increments of at least \$2,000. Each bid must be all cash, non-contingent, and on the same terms and conditions, other than price, as those in the Sale Agreement.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 12, 2019 at 2:00 p.m. in Courtroom 6C of the United States Bankruptcy Court located at 411 W. Fourth Street, Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Michael G. Spector
LAW OFFICES OF MICHAEL G. SPECTOR
2122 N. Broadway
Santa Ana, California 92706
Telephone: 714.835.3130
Facsimile: 714.558.7435
Email: mgspector@aol.com

Date: 11/20/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
2122 N. Broadway, Santa Ana, CA 92706

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 11/20/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 11/20/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/20/2019
Date

Vicki L Schennum
Printed Name

/s/ Vicki L Schennum
Signature

ECF Notice

Attorney for Susan and Richard Ruffalo
Holder of Second Trust Deed
Interested Party
Attorneys for JP Morgan Chase Bank

Christopher L Blank
Frank Cadigan
Greg P Campbell

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frank.cadigan@usdoj.gov
ch11ecf@aldridgepите.com,
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gcampbell@aldridgepите.com
dane.exnowski@mccalla.com,
bk.ca@mccalla.com

Interested Party

Dane W Exnowski

Attorney for Strategic Funding Source
Holder of Judgment Lien
Interested Party

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dbodkin@buchalter.com
randym@cookseylaw.com
gibson@ppilawyers.com,
ecf@ppilawyers.com;

Attorney for Cab West LLC
Interested Party

Randall P Mroczynski
R Gibson Pagter

pagterr51779@notify.bestcase.com
Interested Party

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caecf@tblaw.com
mgspector@aol.com
schennumlaw@icloud.com

Interested Party
Prior Chapter 11 Counsel
Interested Party
Interested Party
Attorneys for the Debtors

Valerie Smith
Michael R Totaro
United States Trustee (SA)
Robert P Zahradka
Michael G. Spector
Vicki L. Schennum

U.S. Mail

Debtors
Allan E. Gindi
Carol J. Gindi
6 Riverstone
Laguna Niguel, CA 92612

Assignee of Lakeview Loan
Bayview Loan Servicing 4425
Ponce De Leon Blvd, 5th Flr
Coral Gables, FA 33146

Secured Creditor/Per Claim
JP Morgan Chase Bank, N.A.
Chase Records Center Attn
Corres Code LA 4-5555
700 Kansas Lane
Monroe, LA 71203

Priority Creditor
Internal Revenue Service
Centralized Invsolvency
Operations
P.O. Box 7346
Philadelphia, PA 19101-7346

Secured Creditor
Bear Brand Ranch Community
Assoc.
c/o Progressive Comunity Mgmt
P.O. Box 80017
City of Industry, CA 91716

Secured Creditor
JP Morgan Chase Bank, N.A..
ATTN: Bankruptcy Dept.
P.O. Box 901032
Fort Worth, TX 76101

Priority Creditor
Franchise Tax Board
BK Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812

Secured Creditor/PerClaim
Cal State L.A. FCU
2445 Mariondale Ave.
Los Angeles, CA 90032

Secured Creditor
JP Morgan Chase Bank, N.A.
c/o Aldridge Pite, LLP
4375 Jutland Drive, Ste. 200
P.O. Box 17933
San Diego, CA 92177

Secured Creditor/Per Claim
The Bank of New York
as Trustee for CWALT 2007-
OA7
c/o New Rez, LLC dba
Shellpoint Mort. Serv.
P.O. Box 10826
Greenville, SC 29603

Secured Creditor
Cal State L.A. FCU
c/o A. Lysa Simon, Esq.
9846 White Oak Avenue, Ste.
205
Northridge, CA 91325

Attorney for Secured Creditor
Lakeview Loan Servicing, LLC
c/o Tiffany & Bosco, P.A.
1455 Frazee Road, Ste. 820
San Diego, CA 92108

Secured Creditor/Per Claim
The Bank of New York Mellon
Trustee
c/o Specialized Loan Servicing
LLC
8742 Lucent Blvd., #300
Highlands Ranch, CO 80129

Secured Creditor/Per Claim
Centlar FSB
c/o Lakeview Loan Servicing,
LLC
425 Phillips Blvd.
Ewing, NJ 08618

Secured Creditor
Lexus Financial Services
P.O. Box 4102
Carol Stream, IL 60197

Secured Creditor/Per Claim
Ford Motor Credit Co., LLP
Dept. 55953
P.O. Box 55000
Detroit, MI 48255

Secured Creditor/Per Claim
Lincoln Automotive Financial
Services
P.O. Box 62180
Colorado Springs, CO 80962

Secured Creditor

Marriott Ownership Resorts, Inc.
1200 US HWY 98 S.
Lakeland, FL 98801

Secured Creditor/Per Claim

Marriott Ownership Resorts, Inc.
P.O. Box 8038
Lakeland, FL 33802

Secured Creditor/Per Claim

Marriott Resorts Hospitality
Corp.
P.O. Box 8038
Lakeland, FL 33802

Secured Creditor/Per Claim

Pagter and Perry-Isaacson
525 Cabrillo Park Drive, #104
Santa Ana, CA 92701

Secured Creditors/Per Claim

Ruffalo, Richard and Susan
11 Sea Shell.
Newport Coast, CA 92625

Secured Creditor/Req for Not.

Specialized Loan Servicing, LLC
c/o McCalla Raymer, et. al.
1544 Old Alabama Road
Roswell, GA 30076

Secured Creditor/Per Claim

Strategic Funding Source, Inc.
c/o Buchalter, A.P.C.
1000 Wilshire Blvd., #1500
Los Angeles, CA 90012

Secured Creditor/Per Claim

Toyota Motor Credit Corp.
P.O. Box 9013
Addison, TX 75001

Secured Creditor

University Community Assc.
C/) Assc. PCM
1225 Alma Road, #100
Richardson, TX 75081

Secured Creditor/Per Claim

U.S. Bank, N.A.
ATTN: Bankruptcy Dept.
P.O. Box 5229
Cincinnati, OH 45201

Secured Creditor

The Vanderpool Law Firm
0330 Main Street, #303B
Seal Beach, CA 90740

Secured Creditor

Witkowski, James
6028 Scotmist Dr.
Rancho Palos Verdes, CA
90275

Schedule G Creditor

The Pres Companies
19782 MacArthur Blvd #100
Irvine, CA 92612

Unsecured Creditor/Per Claim

American Express National
Bank
c/o Becket & Lee, LLP
P.O. Box 3001
Malvern, PA 19355

Unsecured Creditor/Per Claim

Cab West, LLC
P.O. Box 552679
Detroit, MI 48255

Unsecured Creditor

COX Communications
P.O. Box 53280
Phoenix, AZ 85072

Unsecured Creditor

CitiBank, N.A.
P.O. Box 6241
Sioux Falls, SD 57117

Unsecured Creditor/ Per Claim

Discover Products, Inc.
P.O. Box 3025
New Albany, OH 43054

Unsecured Creditor

Discover Student Loans
P.O. Box 30925
Salt Lake City, UT 84130

Unsecured Creditor

Elite Marketing, Inc.
25361 Commerce Centre, #250
Lake Forest, CA 92630

Unsecured Creditor

First Mark/Citibank, N.A.
121 S. 13th Street, #201
Lincoln, NE 68508

Unsecured Creditor/Per Claim

Ford Motor Credit, LLC
c/o MacDowell & Associates
3636 Birch Str., Suite 290
Newport Beach, CA 92660

Unsecured Creditor

Ford Motor Credit Co., LLC
c/o Cooksey Toolen Gage Duffy
& Woog
535 Anton Blvd., 10th Fl.
Costa Mesa, CA 92626

Unsecured Creditor

Ford Motor Credit
P.O. Box 542000
Omaha, NE 68154

Unsecured Creditor/Per Claim

Gindi, Allan and Carol
Trustees of the AK Retirement
Trust
6 Riverstone
Laguna Niguel, CA 92352

Unsecured Creditor

Gindi, David
6 Riverstone
Laguna Niguel, CA 92612

Unsecured Creditor

Gindi, Elan
6 Riverstone
Laguna Niguel, CA 92677

Unsecured Creditor

JP Morgan Chase Bank, N.A.
ATTN: National Bankruptcy
Dept.
P.O. Box 901032
Fort Worth, TX 76101

Unsecured Creditor

MacDowell & Associates
3636 Birch Street, #290
Newport Beach, CA 92660

Unsecured Creditor

Macy's/DSNB
P.O. Box 8053
Mason, OH 45040

Unsecured Creditor

Nissan Motor Acceptance
8900 Freeport Pkwy
Irving, TX 75063

Unsecured Creditor

Pro Media, Inc.
23161 Lake Center Drive, Ste.
210
Lake Forest, CA 92630

Unsecured Creditor

Sallie Mae
P.O. Box 3229
Wilmington, DE 19804

Unsecured Creditor

Sara J. Hamilton
The Moore Law Group, PC
P.O. Box 25145
Santa Ana, CA 92799-5145

Unsecured Creditor

SoCal Edison
P.O. Box 300
Rosemead, CA 91772

Unsecured Creditor

Student Loan Corp.
P.O. Box 30948
Salt Lake City, UT 84130

Unsecured Creditor/Per Claim

Synchrony Bank
c/o PRA Receivables Mgmt, LLC
P.O. Box 41021
Norfolk, VA 23541

Unsecured Creditor/Per Claim

U.S. Bank, N.A.
ATTN: Bankruptcy Dept.
P.O. Box 108
St. Louis, MO 63166

Unsecured Creditor/ Per Claim

Venetian Casino
3355 S. Las Vegas Blvd.
Las Vegas, NV 89109

Unsecured Creditor

Yellowstone Capital West, LLC
c/o Business Filings Inc.
187 Wolf Road, Ste. 101
Albany, NY 12205

Buyer

John Jorge Pulles
2900 Bristol St, Ste E202
Costa Mesa, CA 92626

Presiding Judge

Honorable Mark S. Wallace
U.S. Bankruptcy Judge
411 W. Fourth St., Room 6135
Santa Ana, CA 92701